

STRABAN TOWNSHIP PLANNING COMMISSION

John Hartzell, George Mauser, Patt Kimble, Sharon Hamm, Chad Waddell

The Straban Township Planning Commission met this date, as publicly advertised, at 7:00 p.m. In light of the current situation, this meeting was held by GoToMeeting.com with the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 being open to the public. Joining the meeting by GoToMeeting.com was Chairman John Hartzell and Vice Chairman George Mauser. Members Sharon Hamm and Chad Waddell were present in-person at the township meeting room. Township Engineer Erik Vranich was present by GoToMeeting.com. Secretary Patt Kimble was not present.

Others in attendance: GoToMeeting.com: John Snyder, Lobar Properties for PA State Police Barracks; Clem Malot, BCO; and Shannon Schake, Zoning Officer. Present at Township: Robert Sharrah, Sharrah Design Group.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Mr. Waddell to approve the February 26, 2020 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 05/31/20.

Mr. Sharrah stated that he spoke to someone at Freedom Valley Worship Center and they were going to get back to him but he has not heard anything further. Mr. Vranich stated that the previous extension request was approved with the condition that a letter outlining the progress of this plan must be received. Mr. Sharrah indicated that no letter was issued to the township. Mr. Vranich stated that the last submission of this plan was December 2017. His office recommends denial due to the applicant not addressing the outstanding issues outlined within the Wm. F. Hill & Assoc., Inc. letter dated January 25, 2018. The Commission discussed the ramifications of denying this plan and what would be the financial lost. Mr. Sharrah brought up the special exception that was granted by the Zoning Hearing Board and was not sure how long this was for and if it went with the land or the applicant. Mr. Schake indicated that the ordinance stated that the special exception had an expiration date of five (5) years from the date of the Zoning Hearing Board's decision. The decision/plan was filed in 2017 so the special exception would not

expire until 2022. The zoning officer would have the ability to determine if the new plan filed was consistent with the special exception that was granted.

Mr. Hartzell moved, second by Mr. Mauser to recommend approval that the action date on this plan be tolled in accordance with Act 15 of 2020 and confirmed by the township Solicitor and to have the office prepare a letter to applicant. Motion carried unanimously. New Action Date confirmed by township Solicitor to be August 14, 2020.

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 08/31/20

No update. No action needed. As confirmed by township Solicitor in accordance with Act 15 of 2020, the must act by date is November 14, 2020.

Foursquare Swift Run – Parking Lot Expansion – Preliminary/Final Subdivision and Land Development Plan (225 New Chester Road) – Must act by 07/14/20

Mr. Vranich stated the revised plans were submitted to the Township and were reviewed by his office and the Zoning Officer. A review letter was issued on April 10, 2020. Based on the nature of the outstanding comments and that Pete Martin has indicated that they have no objection to addressing the outstanding comments, Mr. Vranich would recommend conditional approval of the plan. There are two (2) waivers to be acted upon first.

Mr. Mauser moved, seconded by Mr. Waddell to approve a waiver of SALDO 117-40.A to waive the requirements for curbing within the parking area due to the use of porous pavement. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-41.C to defer the installation of sidewalk on the property in accordance with the notation added to Sheet 1 and that the potential future sidewalk location be depicted on the Plan. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated April 10, 2020 to be satisfied as follows:

1. a) SALDO 117-27.B(8) – The seal and signatures of all professionals involved with the Plan
- b) SALDO 117-27.B(29) – Owner/Developer’s Acknowledgement and signature
- c) SALDO 117-60.C(3)(c) – The seal and signature of the Landscape Architect

3. SALDO 117-26.D – A financial security estimate must be provided, approved, and bonded prior to Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances. It is noted that an estimate has been provided for review.

4. Notation must be added to the Lighting Plan that the proposed lighting shall be installed in Phase 1 or phased appropriately such that each parking area has appropriate lighting prior to use.

5. SWM 109-32.A – The use of porous pavement on this site is a stormwater management BMP, therefore, the Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Supplemental condition was that the location of the potential future sidewalk must be depicted on the Plan to the satisfaction of the Township prior to signature.

Ms. Hamm moved, seconded by Mr. Waddell. Motion carried unanimously.

Pennsylvania State Police Barracks – Preliminary/Final Land Development Plan (1750 Granite Station Road) – Must act by **05/16/2020**

Mr. Vranich stated that revised plans were submitted to the Township and were reviewed by Mr. Vranich and the Zoning Officer. The review letter was issued on April 3, 2020. It was noted that most of the comments are outside agencies and that the remaining comments should not require revision to the layout of the site or would require discussion by the Planning Commission. John Snyder was asked what is happening on the fence issue with the Zoning Hearing Board. Mr. Snyder indicated that the PA State Police are looking at filing an appeal of the Zoning Hearing Boards decision or filing a new Zoning Hearing Board application. Due to delays on the plan due to sewer issues with the county and other outside agency reviews the Commission decided to give an extension. Mr. Snyder indicated that he would give a 30 day extension if needed.

Mr. Hartzell moved, seconded by Ms. Hamm to recommend approval that the action date on this plan be tolled in accordance with Act 15 of 2020 and confirmed by the township Solicitor and to have the office prepare a letter to applicant. Motion carried unanimously. New Action Date confirmed by township Solicitor to be July 30, 2020.

Eric S. Sieg (840 Huntertown – Hampton Road) ***Joseph L. Herfel, Jr.*** (916 Huntertown – Hampton Road) – Final Subdivision Plan – Must act by **05/20/2020**

Mr. Vranich stated that revised plans were submitted to the Township and were reviewed by his office and the Zoning Officer. The review letter was issued on March 18, 2020. Based on the nature of the outstanding comments, he would recommend conditional approval of the plan.

Mr. Mauser moved, seconded by Mr. Waddell to recommend approval for signature of the Sewage Facilities Planning Module Non-Building Declaration upon receipt from the Township S.E.O. Motion carried unanimously.

It was confirmed with Mr. Schake that the Certificate of Non-Conformance was approved for the existing structure on Lot 4 that appears to be within the rear setback.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated March 18, 2020 to be satisfied as follows:

2. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that multiple Request for Planning Waiver and Non-Building Declarations would be appropriate for this project.

3. SALDO 117-27.B(29) – The owners’ notarized signatures must be provided on the Plans.

4. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.

6. An updated version of the shared driveway maintenance agreement must be provided if Lot 5 will be provided with access rights to the shared driveway.

It is strongly recommended that following the completion of this subdivision, new deeds shall be provided for all involved properties that reflect the lot line changes. These shall be submitted to the township engineer for review prior to recording of plan.

Mr. Hartzell moved, seconded by Mr. Mauser. Motion carried unanimously.

Amblebrook Utility Lot 2 (Huntertown Road) – Final Subdivision Plan – Must act by **07/04/2020**

Mr. Vranich stated that this plan proposes the subdivision of Utility Lot 2 (located along Huntertown Road and is the site of the water treatment facility) from the overall Amblebrook (CCD Rock Creek) property. This lot is identical to the lot that was depicted with the approved Preliminary Plan for this site, this plan is just proposing the formal creation of this lot now as opposed to during Section E, which was a future phase. This lot would then be conveyed to the utility owner of the water system at the appropriate time.

Mr. Vranich reviewed the plan and issued comments dated April 8, 2020. It is his understanding that the review comments are still being worked on. Mr. Vranich recommended tabling this plan. The Commission concurred.

Gettysburg Montessori Charter School – Field Change to Preliminary/Final Land Development Plan (888 Coleman Road)

This Field Change is for the modification of the originally approved “L” shaped building addition to one that is “V” shaped. There is a minor increase in impervious coverage (3,485 sf) and building coverage (968 sf) as a result of this plan and minor modifications to the stormwater facilities. All other aspects of the plan are generally identical to the prior approved plan.

There were two (2) discussion points from the review letter of Wm. F. Hill & Assoc. dated April 15, 2020:

6. Previously this site was granted a sidewalk waiver that put off the installation of sidewalk until a time in the future when the Township would notify them that sidewalk must be constructed (if ever). Does the Township want to (a) require sidewalk to be installed at this time or (b) re-approve the waiver request with the sidewalk waiver notation being updated to the current Township language?

Ms. Hamm voiced her opinion that for schools especially, sidewalks are needed for children to stay out of the roadways. It makes most sense to install the sidewalks at the time all the machinery is at the site instead of 5-10 years down the road requiring the school to install the sidewalks. Mr. Mauser voiced his opinion in that nothing has materially changed at the school site and to show future sidewalks on the plans. Much discussion evolved on this issue. The ordinance requires all non-residential projects to install sidewalks. It was agreed by the Commission that a lot of waivers are being requested and approved for sidewalks. It was suggested to look at the township as a whole and see where it makes sense and to also look at the Joint Comprehensive Plan.

9. When the plan was originally approved it seemed clear to the Township that the new building addition was going to be built ASAP and the temporary classrooms were only going to be used to bridge the gap from the start of a school year and the end of construction. Instead, funding fell through and the “temporary” classrooms have been in place for several years. Does the Township want to set a maximum period of time that the temporary classrooms can be used? For example, add another statement to the Temporary Classroom Note stating something similar to “Approval to utilize the temporary classroom buildings shall expire two years from the date of approval of the Field Change by Straban Township. Approval to continue to utilize the temporary classrooms after two years must be granted by the Straban Township Board of Supervisors.” The Commission would like to assign a date certain.

Mr. Hartzell moved, seconded by Mr. Waddell to recommend conditional approval of the proposed Gettysburg Montessori Charter School Field Change pending 1) satisfactory completion of all outstanding items listed within the April 15, 2020 review letter of Wm. F. Hill & Assoc., Inc. and 2) specifically condition no. 6 that the sidewalk waiver granted to the school continues but that the plan depicts where the sidewalk would go and the sidewalk waiver notation be updated to the current Township typical language; and 3) condition no. 9 under the Temporary Classroom Note a sentence would be added that no later than July 30, 2021, or upon receipt of an extension approval from the Board of Supervisors, the temporary classrooms must be removed and 4) the Adams County comments should be reviewed and any comments deemed appropriate by the Board of Supervisors should be considered. Motion carried unanimously.

Old/New Business

1. Request for Zoning Text Amendment – Cecil D. Sandoe & Patricia A. Sandoe.
At this time it was suggested to table this matter. There is no specific time restraint on this and additional in-person discussion is needed. This is in relation to the request to add self/mini-storage uses as permitted uses in EC-1, MU-1, and MU-2.

2. Nuisance Ordinance – Additional in-person discussion is needed on this so the item was tabled.

Public Comment:

Mr. Hartzell moved, seconded by Mr. Mauser to request the Board of Supervisors to direct staff to develop a plan concerning sidewalk waivers in the future and to require sidewalks to be shown on plans even though a waiver has been granted. Motion carried unanimously.

Mr. Hartzell moved, seconded by Mr. Mauser to recommend to the Board of Supervisors a review of the SALDO with appropriate language established by staff and the township solicitor concerning lot additions within subdivisions that are approved to require that new deeds representing the lot changes be presented to the township. Motion carried unanimously.

Adjournment

Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 8:40 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: May 4, 2020
PLANNING COMMISSION: May 27, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer